

Business Loop Community Improvement District

Board of Directors Annual Meeting Minutes

601 Business Loop 70 West #128

Thursday, January 18, 2018 8:00 am

Present:

Paul Land

Dave Griggs

Lili Vianello

Gary Ennis

James Roark-Gruender

Carrie Gartner

Griggs opened the meeting. Roark-Gruender moved to accept the minutes with minor corrections, Land seconded. Motion passed. Gartner presented November and December financials. Ennis moved to accept the financials, Land seconded. Motion passed.

Old Business

Corridor Planning Update

Roark-Gruender gave a planning update. He led a discussion on the question of ownership of the street. Of concern was the ability of either MODOT or the city to help finance necessary upgrades. In addition, MODOT ownership may give us less flexibility with the type of upgrades we would prefer. Gartner would speak with the city manager at their monthly meeting about this to get a sense of the city's position.

Roark-Gruender also informed the board of MODOT's plans for a traffic study. CBB conducted a preliminary study for us using existing data but will be conducting a more detailed study (including origination study) for MODOT to better understand the impact of the Conley Rd. extension. The study would only go to Providence. An option would be to use the remainder of the consulting fee to have CBB extend to West Blvd/I 70 (it would not require extra funds and CBB had anticipated). This would be handled by Arcturis because CB is a subcontractor. Vianello motioned to approve this plan, Land seconded. Motion passed unanimously.

Land introduced some concerns that the plan has sidewalks included within the ROW and that obtaining ROW and finding enough space on smaller lots would be problematic. Vianello asked what percentage of lots may be problematic in terms of space. Roark-Gruender and Gartner volunteered to do a street survey to catalogue possible problem lots. Griggs also recommended the plan include a statement that acknowledges that some lots may not fit the desired sidewalk configuration and that those would be dealt with on a case by case basis. The board also recommended a third option be included in the plan to acknowledge the lack of space on some lots.

Gartner followed up on a board request to have Arcturis develop concept plans for the 22 parcels adjacent to the proposed roundabouts. The site plans (including concepts, engineering specifics, etc.) would cost an estimated \$34,500. Land commented that plans may not need to be made for all 22 parcels. Roark-Gruender pointed out that the board's role is to look at the big picture and if MODOT decides to move forward with the roundabouts, they would need to do specific engineering plans anyway. In other words, we have a concept and they would refine it. The board came to a consensus that site-specific plans were not a current need and should not be included in the concept plan.

New Business There was no new business.

Public Comment There was no public comment.